

PB# 84-1

**Blooming Grove
Professional Building**

47-1-401,402

~~Blowing Grove Professional Building~~ ⁸⁴⁻¹

Approved 6/27/84 sh
 filed with Town Clerk's office 6/28/84

TOWN OF NEW WINDSOR		General Receipt		5566
555 Union Avenue New Windsor, N. Y. 12550				Jan. 10 19 84
Received of <u>Jay Klein</u>				\$ <u>25⁰⁰</u>
				<u>Twenty Five and 00/100</u> DOLLARS
For <u>Site Plan Application Fee 84-1</u>				
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>\$25.00 Check</u>				
<u># 4491</u>				
			By <u>Pauline J. Townsend</u> ^{EC}	
			<u>Town Clerk</u>	

TOWN OF NEW WINDSOR		General Receipt		5838
555 Union Avenue New Windsor, N. Y. 12550				June 28 19 84
Received of <u>(Jay Klein)</u>				\$ <u>75⁰⁰</u>
				<u>Seventy Five and 00/100</u> DOLLARS
For <u>Site Plan Fee</u>				<u>84-1</u>
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>Check #4663</u>				
<u>\$75.00</u>				
			By <u>Pauline J. Townsend</u> ^{EC}	
			<u>Town Clerk</u>	
			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

6-13-84 - drainage problem to be solved.

Optension - 1-yr. - 6/27/85 - 6/27/86
ph.

Memo FROM: PAUL V. CUOMO, TOWN ENG.

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

(PLANNING BOARD)

DATE:

6/27/84

SUBJECT:

BLOOMING GROVE PROFESSIONAL
BUILDING PLAN

—FOLD HERE—

I HAVE DISCUSSED DRAINAGE WITH
MR. KLEIN AND HAVE COME UP WITH
A PLAN.

ANOTHER AREA DRAIN WAS
ADDED WITH A DRY WELL
THE DRY WELL WILL HAVE
WITH TWO RINGS AT 4' DIAM.

AND 3 FOOT DEPTH. I WOULD

RECOMMEND APPROVAL.

by _____

Memo FROM: NEW WINDSOR BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

NEW WINDSOR PLANNING BOARD

FIRE INSPECTOR RODGERS
BUILDING INSPECTOR KENNEDY
WATER DEPT.
SANITATION DEPT.

DATE: 2/8/84

SUBJECT: SITE PLANS SUBMITTED FOR REVIEW:
(1) BLOOMING GROVE PROFESSIONAL BLDG.
(2) ALLYN, BURTON, DR.

--FOLD HERE--

Kindly be advised that the above site plans were approved at a special meeting of the Bureau held on 2/7/84.

/pd

by RICHARD HOTALING, Chairman

Planning Bd
received 5/29/86
sh.

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

May 21, 1986

Mr. Mike Babcock
Building Inspector
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550

RE: Blooming Grove
Professional Building
Blooming Grove Tpke.
Route 94, S.H. 42
Town of New Windsor

* on Agenda
for eff. 6/11/86
sh.

Dear Mr. Babcock:

We have reviewed the driveway location as shown on the plan. It is our opinion that the drive be located at the east end of the property so that it is on Blooming Grove Turnpike. This is based on traffic volumes, speed, and limited sight distance on Route 94.

If you have any questions, please feel free to give me a call.

Very truly yours,



D. Greene, C.E.I
Permits

DG/dn

cc: Jay S. Klein, Architect
11 Garden Drive
New Windsor, NY 12550



Louis Heimbeck
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

August 11, 1986

Mr. Henry Reynolds, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Site Plan, Blooming Grove Professional Buildings
N.Y.S. Route 94
Our File No. NWT 27-86-M

Dear Mr. Reynolds:

The site plan referenced above was reviewed in accordance with Section 239, paragraphs 1 and m, of the General Municipal Law.

It's apparent that a better-designed site is possible. Buildings and parking spaces are squeezed onto the site without regard for providing on-site amenities, such as landscaping. Landscaping, an important aspect which adds quality to a project and a surrounding area, has been sparsely provided clearly because of the project's large scale (in relation to parcel size) and the subsequent vast parking area required. Parking aisles are also too narrow in areas for cars or trucks to negotiate right-and left-hand turns. Aisles should be a minimum of 22 ft. in width. The plan, in contrast, shows widths of 10 and 14 ft in places. Although the plan conforms to the required zoning, it clearly represents an overutilization of the site.

Additionally, not enough consideration has been given to stormwater drainage of the site. How will stormwater be drained, which direction will it flow and where will it accumulate? Will stormwater significantly affect neighboring properties? Catch basins, culverts along with spot elevations, should be depicted on the plan.

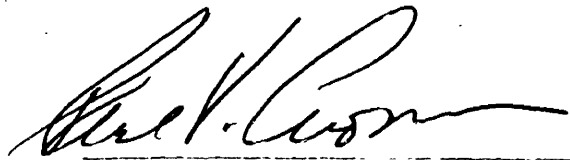
PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
JAY KLEIN for the building or subdivision
of BLOOMING GROVE TRAILWAY has been reviewed
by me and is approved ☒ disapproved _____

If disapproved, please list reason.

I have reviewed site plan
in regards to parking, drainage
(drywells), lighting, 2" water and 6" sewer.
Ingress and egress is assured with
a 30 foot curb cut.



PAUL V. CUOMO, P.E.

June 25, 1986
Date

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

84-1

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project BLOOMING GROVE PROFESSIONAL BUILDING
2. Name of applicant JAY S. KLEIN Phone 565-6111
Address 11 GARDEN DRIVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record ARDIZZONE REALTY INC Phone 564-6910
Address BOX 2271, NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan JAY S. KLEIN Phone 565-6111
Address 11 GARDEN DRIVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney JERALD FIEDELHOLTZ Phone 562-4630
Address 270 QUASSAICK AVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the SOUTH side of BLOOMING GROVE TURNPIKE
(Street)
0 feet (direction)
OF AT ROUTE 94, QUASSAICK AVE
(Street)
7. Acreage of parcel 59,800 S.F. ±, 1.4 ACRES
8. Zoning district N.C.
9. Tax map designation: Section 47 Block 1 Lot(s) 401,402
10. This application is for the use and construction of A PROFESSIONAL BUILDING
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? NO If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section NA. Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule

Column

Number

Attached hereto is an affidavit of owner ship indicating the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

29th day of December, 1983

Ray J. Benedict

~~Notary Public~~
Notary Public, State of New York
No. 4764738

Qualified in Orange County
My Commission Expires March 30, 1984

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides

_____ in the
(Owner's Address)
county of _____ and State of _____

and that he is (the owner in fee) of _____ of the _____
(Official Title)

Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the foregoing application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1983

(Owner's Signature)

Notary Public



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

ALBERT E. DICKSON
REGIONAL DIRECTOR

112 Dickson Street
Newburgh, NY 12550

JAMES L. LARocca
COMMISSIONER

June 1, 1984

Jay S. Klein, Architect
11 Garden Drive
New Windsor, NY 12550

Re: Access Drive, Route 94 (S.H. 42)
Blooming Grove Professional Bldg.
T/New Windsor, Orange County

Dear Jay:

I received comments from the Traffic Department on the above reference project. They are concerned with the additional development of this property due to the horizontal alignment of Route 94 and the flat angle approach of the side road. The existing building is unchannelized and with the stone wall on the east side of Rte. 94. There is an extreme sight distance obstruction along the developed frontage. They recommend only one access point to this property located just east of the large 60 inch tree. At this point sight lines can be maximized for the four typical conditions.

I am returning your plan marked in red with a typical layout traffic feels provides the best access for the site. The actual driveway may have to be shifted after the large tree is accurately plotted. Also, the standard 10± foot shoulder along Route 94 decreasing to 6± foot shoulder along Blooming Grove Turnpike.

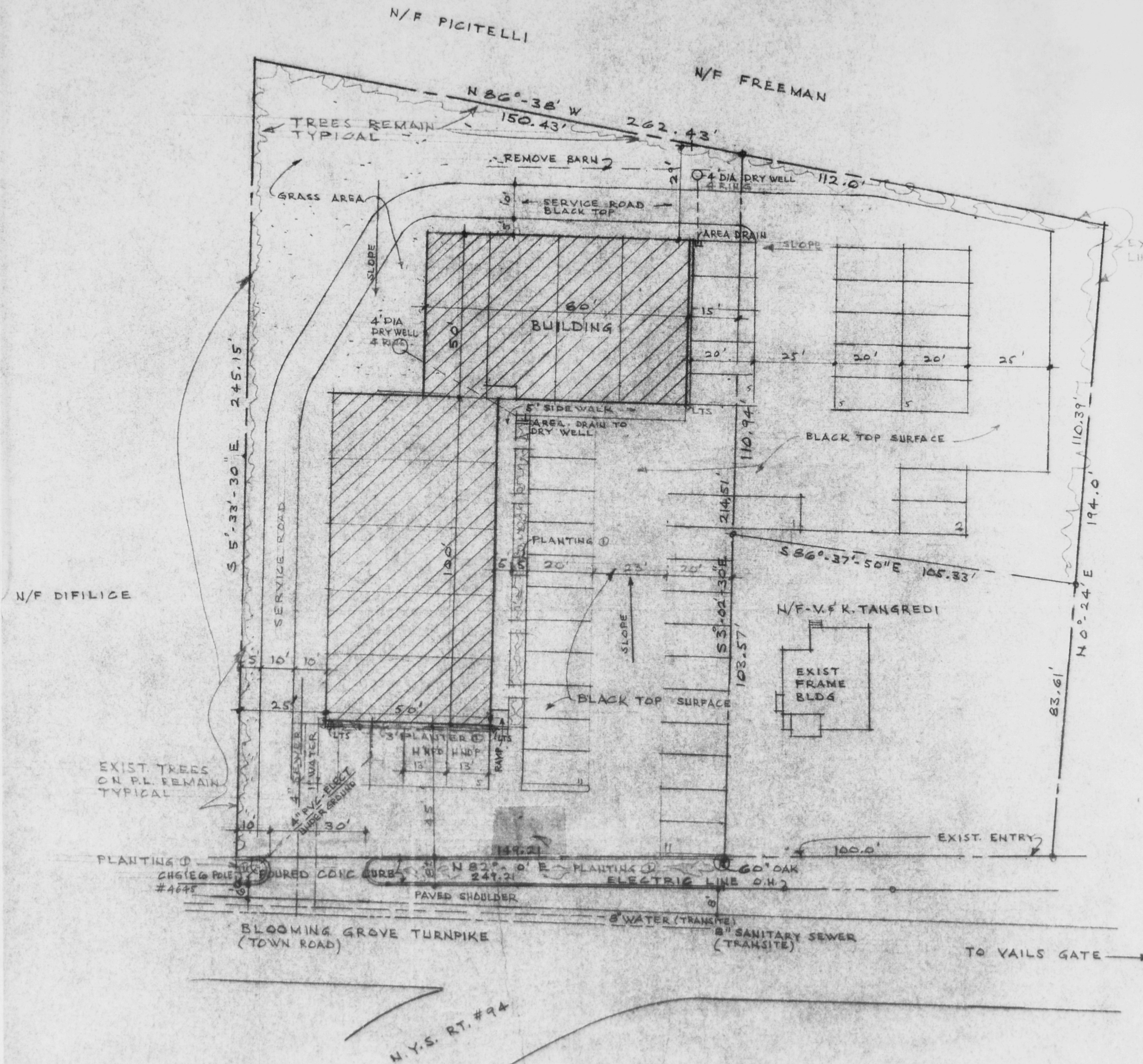
If there are any questions, call me at 562-4020.

Truly yours,

D. F. Fullam
Resident Engineer

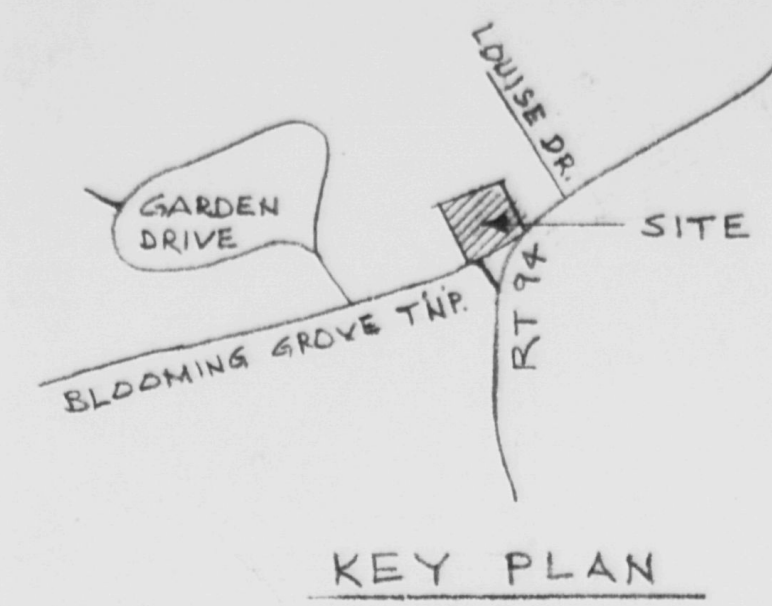
By: Dominick Bello
Assnt. Res. Engr.

DTF/DB/dn



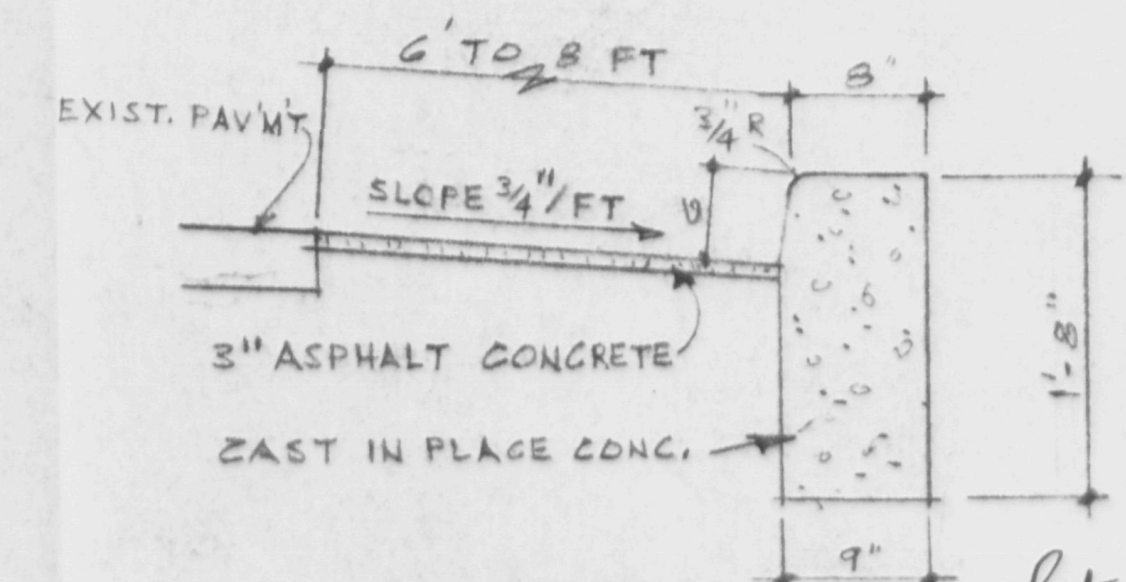
PLANTING LIST ①
JAPANESE YEW, SPD. 24" - 30"

SITE PLAN
SCALE: 1" = 20'
SITE PLAN BASED ON A SURVEY BY
WILLIS E. TUTTLE, PLS #37226
NOV. 3, 1983



N.C. ZONE		
ITEM	MIN.	HAVE
SITE AREA	10,000 SF	45,820 S.F.
WIDTH	100'	250' +
FRONT YD	40'	45'
SIDE YDS.	15'/35'	15'/40'
REAR YD.	15'	29'
HT.	2 STORIES - 35'	14'
PARKING	4 PER PROP	45 CARS
1 PER 200 SF 4000 SF = 20 CARS		
IEA EXAM/TREATMT RM = 24 CARS MAX. DOCTOR/DENTIST (4) TOTAL 44 CARS 2 HANDICAPPED		

TAX MAP. SECTION 47 - BLOCK 1 - LOTS 401, 402



CURB DETAIL
SCALE: 1" = 1' 0"
Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-10-84
BY *Henry F. Scheible*
HENRY F. SCHEIBLE
SECRETARY



**BLOOMING GROVE
PROFESSIONAL BUILDING**
BLOOMING GROVE TURNPIKE, T.O. NEW WINDSOR, N.Y.
JAY S. KLEIN - ARCHITECT
11 GARDEN DRIVE, T.O. NEW WINDSOR, N.Y.
DEC. 1983
REV. APR. '84, REV. JUNE '84, REV. MAY '86, REV. AUG '86
P.N. 126-83
A-1